

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1 to permit an accessory structure (swimming pool) in the side yard instead of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; following reasons: (Indicate hardship or practical difficulty)

1. Rear yard is too small to permit pool construction.
2. Rear yard grade is too steep.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney's Telephone No.: _____

Legal Owner(s): Francis J. Morfe
(Type or Print Name)
Signature [Signature]
Address 9648 Dixon Ave. 6615975 (Home)
City and State Baltimore, Md. 21234
Name, address and phone number of legal owner, contractor, purchaser or representative to be contacted: Paul Horichs
Name Paul Horichs (of 1136)
Address 905 Beaumonts Ln. 526-7562 W.
City and State _____
Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of February, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore on the 31st day of March, 1986, at 9:30 o'clock.

[Signature]
Zoning Commissioner of Baltimore County.

(over)

ZONING DESCRIPTION

BEGINNING for the same on the Westernmost side of Dixon Avenue at a point distant 1,237.50 feet North from the point formed by the intersection of the Westernmost side of said Dixon Avenue with the Northernmost side of Joppa Road and known as lots 153, 154 and the Northernmost 12.50 feet of lot number 153 as shown on the plat of Carney View as recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7 folio 90 known as 9648 Dixon Avenue in the ninth Election District.

PETITION FOR ZONING VARIANCE

9th Election District

LOCATION: West Side of Dixon Avenue, 1237.50 feet North of Joppa Road (9648 Dixon Avenue)

DATE AND TIME: Monday, March 31, 1986, at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit an accessory structure (swimming pool) in the side yard in lieu of the required rear yard

Being the property of Francis J. Morfe, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE
W/S Dixon Ave., 1237.50'
N of Joppa Rd. (9648
Dixon Ave.), 9th District
FRANCIS J. MORFE, Petitioner

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 86-371-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 10th day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to Francis J. Morfe, 9648 Dixon Ave., Baltimore, MD 21234, Petitioner; and Paul Horichs, 905 Berrymans Lane, Baltimore, MD 21136, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: March 10, 1986
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 86-371-A, 86-376-A, 86-378-A, 86-379-A, 86-381-A, 86-382-A and 86-384-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JCH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 5, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. Francis J. Morfe
9648 Dixon Avenue
Baltimore, Maryland 21234

RE: Item No. 241, Case No. 86-371-A
Petitioner - Francis J. Morfe
Variance Petition

Dear Mr. Morfe:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nfr
Enclosures

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER
March 24, 1986

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. Francis J. Morfe
9648 Dixon Avenue
Baltimore, Maryland 21234

RE: PETITION FOR ZONING VARIANCE
W/S Dixon Ave., 1237.50' N of Joppa Rd.
(9648 Dixon Ave.)
Francis J. Morfe - Petitioner
9th Election District
Case No. 86-371-A

Dear Mr. Morfe:

This is to advise you that \$47.44 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from the time it is placed by this office until it is returned.

Baltimore County, Maryland, and remit Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 3/31/86
SIGN & POST RETURNED 3/31/86

RECEIVED FROM Francis J. Morfe

FOR Advertising and Posting re Case #86-371-A

AMOUNT \$ 47.44

NO. 018549

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 12/23/85 ACCOUNT 01-615-000

AMOUNT \$ 35.00

RECEIVED FROM Edw. D. Hammerstein

FOR [Signature] #241

NO. 016163

VALIDATION OR SIGNATURE OF CASHIER

Pursuant to the advertisement, posing of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the granting of the variance requested will not adversely affect the health, safety, and general welfare of the community, the variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 31st day of March, 1986, that the Petition for Zoning Variance to permit an accessory structure (swimming pool) to be located in the side yard instead of the required rear yard be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl

cc: Mr. Francis J. Morfe
People's Counsel

ORDER RECEIVED FOR FILING

DATE *April 3, 1986*

BY *[Signature]*

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3510

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 211 Zoning Advisory Committee Meeting are as follows:
Property Owner: Francis J. Morfe
Location: W/S Dixon Avenue, 1237.50' N. of Joppa Road
District: 9th.

APPLICABLE ITEMS ARE CONSIDERED:

- A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (#17-85, #17-86) and other applicable Code and Standards.
- B. A Building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered Maryland Architect or Engineer is/is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 6'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 101.0, Section 101.0.2 and Table 101.0.2. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this Department.
- G. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- H. When filing for a required change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Flood Hazard Area. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

Comments: Provide a 4'-0" fence as required by Section 616.0.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may wish to obtain additional information by visiting Room 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
By: C. E. Burman, Chief
Building Plans Review

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3510
NORMAN E. GENSEN
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

MARCH 5, 1986

Re: Zoning Advisory Meeting of December 31, 1985
Item # 241
Property Owner: FRANCIS J. MORFE
Location: W/S DIXON AVE., 1237.50'
N. OF JOPPA RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable:

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ Forward by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-93 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on _____.
- ☒ Landscaping must comply with Baltimore County Landscape Manual, Bill 178-79. To building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- ☒ If the property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change are re-evaluated annually by the County Council. The Basic Services Areas (Additional) comments: _____

cc: James Russell

Eugene A. Soper
Chief, Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 16, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC- Meeting of December 31, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 237, 238, 241.

[Signature]
Michael S. Flanigan
Traffic Engineer Associate II

MSE/bld

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

January 10, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Francis J. Morfe

Location: WS Dixon Avenue 1237.50' N of Joppa Road

Item No.: 241

Zoning Agenda: Meeting of 12/31/85

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

2. A second means of vehicle access is required for the site.

3. The vehicle drive end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

6. Site plans are approved, as drawn.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]* Noted and
Planning Group Approved:
Special Inspection Division

[Signature] Fire Prevention Bureau

/mb

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 13, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 13, 1986.

THE JEFFERSONIAN,

[Signature]

Publisher

Cost of Advertising

22.00
86-371-A

Case No. 86-371-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 26th day of February, 1986.

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner: Francis J. Morfe
Petitioner's Attorney:

Received by: *[Signature]*
Chairman, Zoning Plans
Advisory Committee

Petition for Variance

9th Election District
LOCATION: West side of Dixon Avenue, 1237.50 feet North of Joppa Road (W/S Dixon Avenue)
DATE & TIME: Monday, March 11, 1986, at 8:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Zoning Variance to permit an accessory structure (swimming pool) in the side yard in lieu of the required rear yard.

Being the property of Francis J. Morfe, as shown on the plat plan filed with the Zoning Office.

In the event that this Petitioner is granted a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing.

See Letter Of Intent to Amend Zoning Commission of Baltimore County

The Times

Middle River, Md., March 13, 1986

This is to Certify, That the annexed

[Signature]
Reg. L 87555

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each

of _____ successive

weeks before the 13th day of

[Signature] 1986

[Signature] Publisher.

86-371-A

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-371-A

District: 9th Date of Posting: 3/10/86

Posted for: Variance

Petitioner: Francis J. Morfe

Location of property: W/S Dixon Ave., 1237.50' N of Joppa Rd.

2647 Dixon Ave.

Location of Sign: W/S Dixon Ave., approx. 15' from roadway on property of F. J. Morfe

Remarks: *[Signature]*

Posted by: *[Signature]* Signature

Date of return: 3/14/86

Number of Signs: 4

SUBJECT
PROJECT

JORRA

645

RESIDENCE

VICINITY MAP

PETITIONER'S
EXHIBIT 1

EXISTING
RESIDENCE

PLAT FOR ZONING VARIANCE
OWNER: FRANCIS J. MCREE
DISTRICT 9, ZONED (R.S.)
SUBDIVISION: CARNEY VIEW
LOT 154, 155 BOOK #177, FOLIO 470

EXISTING
RESIDENCE

EXISTING
RESIDENCE

PROPOSED
15' x 30' CONCRETE
SURFACING AREA
(INGROUND)

DRIVEWAY

.23 ACRE

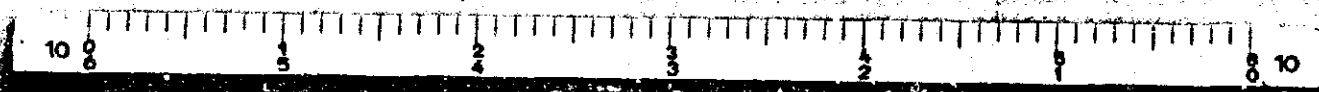
1237' ± TO
C/O JORRA RD

PREVIOUS
121.44'

9648 DIXON AVENUE (30' WIDE PAVING)

#241

SCALE 1"=10'



PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1 to permit an accessory structure (swimming pool) in the side yard instead of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; following reasons: (Indicate hardship or practical difficulty)

1. Rear yard is too small to permit pool construction.
2. Rear yard grade is too steep.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney's Telephone No.: _____

Legal Owner(s): Francis J. Morfe
(Type or Print Name)
Signature [Signature]
Address 9648 Dixon Ave. 6615975 (Home)
City and State Baltimore, Md. 21234
Name, address and phone number of legal owner, contractor, purchaser or representative to be contacted: Paul Horichs
Name Paul Horichs (21136)
Address 905 Bearmeads Ln. 526-7562 W.
City and State _____
Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of February, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore, on the 31st day of March, 1986, at 9:30 o'clock a.m.

[Signature]
Zoning Commissioner of Baltimore County.

(over)

ZONING DESCRIPTION

BEGINNING for the same on the Westernmost side of Dixon Avenue at a point distant 1,237.50 feet North from the point formed by the intersection of the Westernmost side of said Dixon Avenue with the Northernmost side of Joppa Road and known as lots 153, 154 and the Northernmost 12.50 feet of lot number 153 as shown on the plat of Carney View as recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7 folio 90 known as 9648 Dixon Avenue in the ninth Election District.

PETITION FOR ZONING VARIANCE

9th Election District

LOCATION: West Side of Dixon Avenue, 1237.50 feet North of Joppa Road (9648 Dixon Avenue)

DATE AND TIME: Monday, March 31, 1986, at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit an accessory structure (swimming pool) in the side yard in lieu of the required rear yard

Being the property of Francis J. Morfe, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE
W/S Dixon Ave., 1237.50'
N of Joppa Rd. (9648
Dixon Ave.), 9th District
FRANCIS J. MORFE, Petitioner

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 86-371-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 10th day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to Francis J. Morfe, 9648 Dixon Ave., Baltimore, MD 21234, Petitioner; and Paul Horichs, 905 Berrymans Lane, Baltimore, MD 21136, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: March 10, 1986
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 86-371-A, 86-376-A, 86-378-A, 86-379-A, 86-381-A, 86-382-A and 86-384-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JCH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 5, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. Francis J. Morfe
9648 Dixon Avenue
Baltimore, Maryland 21234

RE: Item No. 241, Case No. 86-371-A
Petitioner - Francis J. Morfe
Variance Petition

Dear Mr. Morfe:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nfr
Enclosures



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER
March 24, 1986

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. Francis J. Morfe
9648 Dixon Avenue
Baltimore, Maryland 21234

RE: PETITION FOR ZONING VARIANCE
W/S Dixon Ave., 1237.50' N of Joppa Rd.
(9648 Dixon Ave.)
Francis J. Morfe - Petitioner
9th Election District
Case No. 86-371-A

Dear Mr. Morfe:

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Do not remove sign from the time it is placed by itself.

Baltimore County, Maryland, and remit Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 3/31/86
SIGN & POST RETURNED 3/31/86
RECEIVED FROM Francis J. Morfe
FOR Advertising and Posting re Case #86-371-A
B 8014*****4744* 23168
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 12/23/85
ACCOUNT 01-615-000
AMOUNT \$ 35.00
RECEIVED FROM Edw. D. Hammerstein
FOR [Signature] #241
B 8011*****5500* 22307
VALIDATION OR SIGNATURE OF CASHIER

[Signature]
Zoning Commissioner
of Baltimore County

Pursuant to the advertisement, posing of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the granting of the variance requested will not adversely affect the health, safety, and general welfare of the community, the variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 31st day of March, 1986, that the Petition for Zoning Variance to permit an accessory structure (swimming pool) to be located in the side yard instead of the required rear yard be and is hereby GRANTED, from and after the date of this Order, subject to the following:

- The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl

cc: Mr. Francis J. Morfe
People's Counsel

ORDER RECEIVED FOR FILING

DATE *April 3, 1986*

BY *[Signature]*

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3510

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:
Comments on Item # 211 Zoning Advisory Committee Meeting are as follows:
Property Owner: Francis J. Morfe
Location: W/S Dixon Avenue, 1237.50' N. of Joppa Road
District: 9th.

APPLICABLE ITEMS ARE CONSIDERED:

- All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (HB-17, #2174, -1980) and other applicable Code and Standards.
- A Building and other miscellaneous permits shall be required before the start of any construction.
- Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered Maryland Architect or Engineer is/is not required on plans and technical data.
- Commercial: Three sets of construction drawings sealed and signed by a registered Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 10'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 101.01, Section 101.02 and Table 101.02. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this Department.
- The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- When filing for a required change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use. See Section 312 of the Building Code.
- The proposed project appears to be located in a Flood Plain, Flood Hazard Area. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

Comments: Provide a 4'-0" fence as required by Section 616.0.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may wish to obtain additional information by visiting Room 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
By: C. E. Burman, Chief
Building Plans Review

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3510
STEPHEN E. COLLINS
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

MARCH 5, 1986

Re: Zoning Advisory Meeting of December 31, 1985
Item # 241
Property Owner: FRANCIS J. MORFE
Location: W/S DIXON AVE., 1237.50'
N. OF JOPPA RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable:

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-93 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on _____.
- ☒ Landscaping must comply with Baltimore County Landscape Manual, Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- ☒ If the property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change are re-evaluated annually by the County Council. The Basic Services Areas (Additional) comments: _____

cc: James Russell

Eugene A. Sobor
Chief, Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 16, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC- Meeting of December 31, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 237, 238, 241.

[Signature]
Michael S. Flanigan
Traffic Engineer Associate II

MSE/bld

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

January 10, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Francis J. Morfe

Location: WS Dixon Avenue 1237.50' N of Joppa Road

Item No.: 241

Zoning Agenda: Meeting of 12/31/85

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

2. A second means of vehicle access is required for the site.

3. The vehicle drive end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

6. Site plans are approved, as drawn.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]* Noted and Approved:
Planning Group
Special Inspection Division

[Signature] Fire Prevention Bureau

/mb

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 13, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 13, 1986.

THE JEFFERSONIAN,

[Signature]

Publisher

Cost of Advertising

22.00
86-371-A

Case No. 86-371-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 26th day of February, 1986.

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner: Francis J. Morfe
Petitioner's Attorney:

Received by: *[Signature]*
Chairman, Zoning Plans
Advisory Committee

Petition for Variance

9th Election District
LOCATION: West side of Dixon Avenue, 1237.50 feet North of Joppa Road (W/S Dixon Avenue)
DATE & TIME: Monday, March 31, 1986, at 8:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Zoning Variance to permit an accessory structure (swimming pool) in the side yard in lieu of the required rear yard.

Being the property of Francis J. Morfe, as shown on the plat plan filed with the Zoning Office.

In the event that this Petitioner is granted a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing.

See Letter Of Intent to Amend Zoning Commission of Baltimore County

The Times

Middle River, Md., March 13, 1986

This is to Certify, That the annexed

[Signature]
Reg. L 87555

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each

of _____ successive

weeks before the 13th day of

[Signature] 1986

[Signature] Publisher.

86-371-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-371-A

District: 9th Date of Posting: 3/10/86

Posted for: Variance

Petitioner: Francis J. Morfe

Location of property: W/S Dixon Ave., 1237.50' N of Joppa Rd.

Location of Sign: W/S Dixon Ave., 1237.50' N of Joppa Rd.

Remarks: *[Signature]*

Posted by: *[Signature]* Date of return: 3/14/86

Number of Signs: 1

SUBJECT
PROJECT

JORRA

645

RESIDENCE

VICINITY MAP

PETITIONER'S
EXHIBIT 1

EXISTING
RESIDENCE

EXISTING
RESIDENCE

EXISTING
RESIDENCE

PROPOSED
15' x 30' CONCRETE
SURFACING AREA
(INGROUND)

DRIVEWAY

.23 ACRE

PLAT FOR ZONING VARIANCE
OWNER: FRANCIS J. MCREE
DISTRICT 9, ZONED (R.S.S.)
SUBDIVISION: CARNEY VIEW
LOT 154, 155 BOOK #177, FOLIO 470

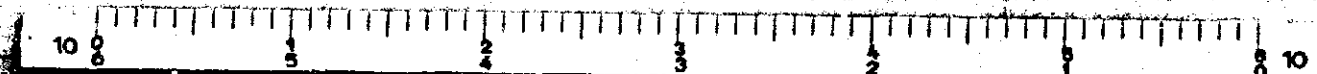
1237' ± TO
C/O JORRA RD

121.44'

9648 DIXON AVENUE (30' WIDE PAVING)

#241

SCALE 1"=10'



PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1 to permit an accessory structure (swimming pool) in the side yard instead of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; following reasons: (Indicate hardship or practical difficulty)

1. Rear yard is too small to permit pool construction.
2. Rear yard grade is too steep.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: (Type or Print Name) _____
 Signature _____
 Address _____
 City and State _____
 Attorney for Petitioner: (Type or Print Name) _____
 Signature _____
 Address _____
 City and State _____
 Attorney's Telephone No.: _____

Legal Owner(s): (Type or Print Name) Francis J. Morfe
 Signature [Signature]
 Address 9648 Dixon Ave
 City and State Baltimore, Md
 Name, address and phone number of legal owner, contractor, purchaser or representative to be contacted: Paul Horichs
 Name Paul Horichs
 Address 905 Bearmeads Ln
 City and State Baltimore, Md
 Phone No. 526-7561 W

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of February, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 31st day of March, 1986, at 9:30 o'clock a.m.

[Signature]
 Zoning Commissioner of Baltimore County.

(over)

ZONING DESCRIPTION

BEGINNING for the same on the Westernmost side of Dixon Avenue at a point distant 1,237.50 feet North from the point formed by the intersection of the Westernmost side of said Dixon Avenue with the Northernmost side of Joppa Road and known as lots 153, 154 and the Northernmost 12.50 feet of lot number 153 as shown on the plat of Carney View as recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7 folio 90 known as 9648 Dixon Avenue in the ninth Election District.

PETITION FOR ZONING VARIANCE

9th Election District

LOCATION: West Side of Dixon Avenue, 1237.50 feet North of Joppa Road (9648 Dixon Avenue)

DATE AND TIME: Monday, March 31, 1986, at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit an accessory structure (swimming pool) in the side yard in lieu of the required rear yard

Being the property of Francis J. Morfe, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
 ARNOLD JABLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
 W/S Dixon Ave., 1237.50' : OF BALTIMORE COUNTY
 N of Joppa Rd. (9648 :
 Dixon Ave.), 9th District : Case No. 86-371-A
 FRANCIS J. MORFE, Petitioner :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
 Phyllis Cole Friedman
 People's Counsel for Baltimore County

Peter Max Zimmerman
 Peter Max Zimmerman
 Deputy People's Counsel
 Room 223, Court House
 Towson, Maryland 21204
 494-2188

I HEREBY CERTIFY that on this 10th day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to Francis J. Morfe, 9648 Dixon Ave., Baltimore, MD 21234, Petitioner; and Paul Horichs, 905 Berrymans Lane, Baltimore, MD 21136, who requested notification.

Peter Max Zimmerman
 Peter Max Zimmerman

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
 TO: Zoning Commissioner Date: March 10, 1986
 Norman E. Gerber, AICP, Director
 FROM: Office of Planning and Zoning
 SUBJECT: Zoning Petitions No. 86-371-A, 86-376-A, 86-378-A, 86-379-A, 86-381-A, 86-382-A and 86-384-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber
 Norman E. Gerber, AICP
 Director

NEG:JCH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 5, 1986

COUNTY OFFICE BLDG.
 111 W. Chesapeake Ave.
 Towson, Maryland 21204

Mr. Francis J. Morfe
 9648 Dixon Avenue
 Baltimore, Maryland 21234

RE: Item No. 241, Case No. 86-371-A
 Petitioner - Francis J. Morfe
 Variance Petition

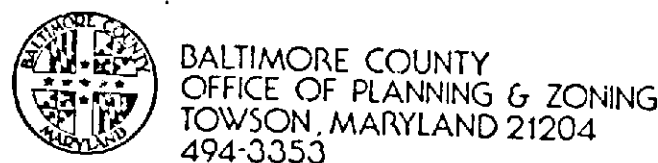
Dear Mr. Morfe:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
James E. Dyer
 JAMES E. DYER
 Chairman
 Zoning Plans Advisory Committee

JED:nfr
 Enclosures



ARNOLD JABLON
 ZONING COMMISSIONER
 March 24, 1986

Mr. Francis J. Morfe
 9648 Dixon Avenue
 Baltimore, Maryland 21234

RE: PETITION FOR ZONING VARIANCE
 W/S Dixon Ave., 1237.50' N of Joppa Rd.
 (9648 Dixon Ave.)
 Francis J. Morfe - Petitioner
 9th Election District
 Case No. 86-371-A

Dear Mr. Morfe:

This is to advise you that \$47.44 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from the time it is placed by itself.

Baltimore County, Maryland, and remit Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE-REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE 3/31/86 ACCOUNT B-01-615-000
 SIGN & POST RETURNED 3/31/86 AMOUNT \$ 47.44

RECEIVED FROM: Francis J. Morfe
 FOR: Advertising and Posting re Case #86-371-A
 B 8014*****4744** 23168

Mr. Francis J. Morfe
 9648 Dixon Avenue
 Baltimore, Maryland 21234

February 28, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
 W/S Dixon Ave., 1237.50' N of Joppa Rd.
 (9648 Dixon Ave.)
 Francis J. Morfe - Petitioner
 9th Election District
 Case No. 86-371-A

TIME: 9:30 a.m.

DATE: Monday, March 31, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

[Signature]
 Zoning Commissioner
 of Baltimore County

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE-REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE 12/23/85 ACCOUNT 01-615-000
 RECEIVED FROM: Edw. D. Hamrasla AMOUNT \$ 35.00
 FOR: Unimproved #241
 B 8011*****5500** 22307

Pursuant to the advertisement, posing of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the granting of the variance requested will not adversely affect the health, safety, and general welfare of the community, the variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 31st day of March, 1986, that the Petition for Zoning Variance to permit an accessory structure (swimming pool) to be located in the side yard instead of the required rear yard be and is hereby GRANTED, from and after the date of this Order, subject to the following:

- The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl

cc: Mr. Francis J. Morfe
People's Counsel

ORDER RECEIVED FOR FILING

DATE *April 3, 1986*

BY *[Signature]*

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3510

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:
Comments on Item # 211 Zoning Advisory Committee Meeting are as follows:
Property Owner: Francis J. Morfe
Location: W/S Dixon Avenue, 1237.50' N. of Joppa Road
District: 9th.

APPLICABLE ITEMS ARE CONSIDERED:

- All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (HB-17, #2174, -1980) and other applicable Codes and Standards.
- A Building and other miscellaneous permits shall be required before the start of any construction.
- Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered Maryland Architect or Engineer is/is not required on plans and technical data.
- Commercial: Three sets of construction drawings sealed and signed by a registered Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 10'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 101.01, Section 101.02 and Table 101.02. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this Department.
- The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- When filing for a required change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use. See Section 312 of the Building Code.
- The proposed project appears to be located in a Flood Plain, Flood Hazard Area. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

Comments: Provide a 4'-0" fence as required by Section 616.0.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may seek additional information by visiting Room 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
By: C. E. Burman, Chief
Building Plans Review

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3510
NORMAN E. GENSEN
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

MARCH 5, 1986

Re: Zoning Advisory Meeting of December 31, 1985
Item # 241
Property Owner: FRANCIS J. MORFE
Location: W/S DIXON AVE., 1237.50'
N. OF JOPPA RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable:

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-93 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on _____.
- ☒ Landscaping must comply with Baltimore County Landscape Manual, Bill 178-79. To building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- ☒ If the property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change are re-evaluated annually by the County Council. The Basic Services Areas (Additional) comments: _____

cc: James Russell

Eugene A. Sobor
Chief, Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 16, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC- Meeting of December 31, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 237, 238, 241.

[Signature]
Michael S. Flanigan
Traffic Engineer Associate II

MSE/bld

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

January 10, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Francis J. Morfe

Location: WS Dixon Avenue 1237.50' N of Joppa Road

Item No.: 241

Zoning Agenda: Meeting of 12/31/85

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

2. A second means of vehicle access is required for the site.

3. The vehicle drive end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

6. Site plans are approved, as drawn.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]* Noted and
Planning Group Approved:
Special Inspection Division

[Signature] Fire Prevention Bureau

/mb

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 13, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 13, 1986.

THE JEFFERSONIAN,

[Signature]

Publisher

Cost of Advertising

22.00
86-371-A

Case No. 86-371-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 26th day of February, 1986.

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner: Francis J. Morfe
Petitioner's Attorney:

Received by: *[Signature]*
Chairman, Zoning Plans
Advisory Committee

Petition for Variance

9th Election District
LOCATION: West side of Dixon Avenue, 1237.50 feet North of Joppa Road (W/S Dixon Avenue)
DATE & TIME: Monday, March 31, 1986, at 8:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Zoning Variance to permit an accessory structure (swimming pool) in the side yard in lieu of the required rear yard.

Being the property of Francis J. Morfe, as shown on the plat plan filed with the Zoning Office.

In the event that this Petitioner is granted a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing.

See Letter Of Intent to Amend Zoning Commission of Baltimore County

The Times

Middle River, Md., March 13, 1986

This is to Certify, That the annexed

[Signature]
Reg. L 87555

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each

of _____ successive

weeks before the 13th day of

[Signature] 1986

[Signature] Publisher.

86-371-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-371-A

District: 9th Date of Posting: 3/10/86

Posted for: Variance

Petitioner: Francis J. Morfe

Location of property: W/S Dixon Ave., 1237.50' N of Joppa Rd.

2647 Dixon Ave.

Location of Sign: W/S Dixon Ave., approx. 15' from roadway on property of Baltimore County

Remarks:

Posted by: *[Signature]* Date of return: 3/14/86

Number of Signs: 1

SUBJECT
PROJECT

JORRA

645

RESIDENCE

VICINITY MAP

PETITIONER'S
EXHIBIT 1

EXISTING
RESIDENCE

PLAT FOR ZONING VARIANCE
OWNER: FRANCIS J. MCREE
DISTRICT 9, ZONED (R.S.S.)
SUBDIVISION: CARNEY VIEW
LOT 154, 155 BOOK #177, FOLIO 470

EXISTING
RESIDENCE

EXISTING
RESIDENCE

PROPOSED
15' x 30' CONCRETE
SURFACING AREA
(INGROUND)

DRIVEWAY

.23 ACRE

1237' ± TO
C/O JORRA RD

PREVIOUS
121.44'

9648 DIXON AVENUE (30' WIDE PAVING)

#241

SCALE 1"=10'

